023.0	0003	0025.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	898,700 /	898,700
					USE VALUE:	898,700 /	898,700
					ASSESSED:	898,700 /	898,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		TEEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PINTO RONALD A & MARILYN T	
Owner 2:		
Owner 3:		
Street 1:	41 TEEL ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,086 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1872, having primarily Vinyl Exterior and 2051 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4086.000	464,600		434,100	898,700
Total Card	0.094	464,600		434,100	898,700
Total Parcel	0.094	464,600		434,100	898,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.18 | /Parcel: 438.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	15245
GIS Ref	
GIS Ref	
Insp Date	07/22/17

!1910!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0003-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	464,400	0	4,086.	434,100	898,500	898,500	Year End Roll	12/18/2019
2019	104	FV	367,000	0	4,086.	461,200	828,200	828,200	Year End Roll	1/3/2019
2018	104	FV	367,000	0	4,086.	336,400	703,400	703,400	Year End Roll	12/20/2017
2017	104	FV	366,900	0	4,086.	293,000	659,900	659,900	Year End Roll	1/3/2017
2016	104	FV	366,900	0	4,086.	249,600	616,500	616,500	Year End	1/4/2016
2015	104	FV	305,100	0	4,086.	244,200	549,300	549,300	Year End Roll	12/11/2014
2014	104	FV	305,100	0	4,086.	200,800	505,900	505,900	Year End Roll	12/16/2013
2013	104	FV	317,500	0	4,086.	191,000	508,500	508,500		12/13/2012

PRINT

Date	Time
12/10/20	17:27:21

LAST REV

Date	Time
08/22/17	08:50:52
ekelly	
1910	

USER DEFINED

Prior Id # 1:	15245
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PINTO HELEN	28659-41		6/2/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	MEAS&NOTICE	HS	Hanne S
9/29/1999	Mailer Sent		
9/29/1999	Measured	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4086		Sq. Ft.	Site		0	80.	1.33	1									434,064						434,100	

Total AC/HA: 0.09380 | Total SF/SM: 4086 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 434,064 | Spl Credit | Total: 434,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1872	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.21695459
Const Adj.:	1.02989697
Adj $ / SQ:	200.534
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	570814
Depreciation:	106171
Depreciated Total:	464643

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
1	4	2	
Totals			
2	12	5	

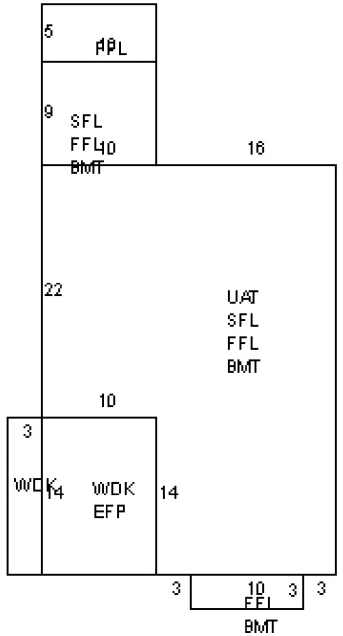
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	200.53
Special Features:	0	Val/Su Net:	141.26
Final Total:	464600	Val/Su SzAd	250.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	966	200.530	193,716
BMT	Basement	916	60.160	55,107
SFL	Second Floor	886	200.530	177,673
UAT	Upper Attic	199	140.370	27,934
WDK	Deck	182	11.840	2,155
EFP	Enclos Porch	140	48.070	6,729

Net Sketched Area:	3,289	Total:	463,314
Size Ad	1852	Gross Are	3886	FinArea	2051
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

023.0-0003-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	